LOT 1 OAKS OF LAKE CITY PHS 1.

WD 1228-1662, WD 1440-829, WD 14

WOLFSON DIANNA/LEVELLE MATTHEW ALEXANDER
1619 POWHATAN ST
NORFOLK, VA 23511

2027

17-5S-17-09280-101

BUILDING CHARACTERISTICS

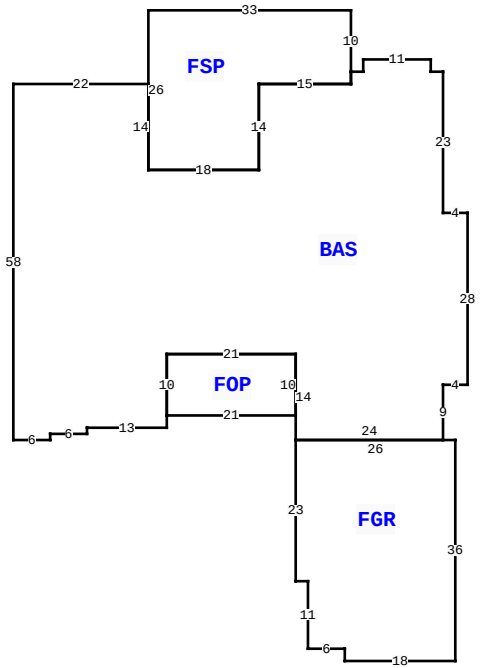
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,646	100		3,646	495,563
FGR	898	55		494	67,144
FOP	210	30		63	8,563
FSP	648	40		259	35,203
TOTALS	5,402			4,462	606,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,462	132.8628	146.15	652,121	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 0% - 2022 Heated Area: 3646 HX Base Yr



3545 SW CUSTOM MADE CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	30	31	930.00	UT	2.00	2.00	100	2018	2018	3	100	1,860	
2	0280	POOL R/CON	0	0	15	30	450.00	UT	105.00	105.00	100	2018	2018	3	86	40,635	
3	0282	POOL ENCL	0	0	33	40	1,320.00	UT	22.50	22.50	100	2018	2018	3	60	17,820	
4	0166	CONC,PAVMT	0	0	12	14	168.00	UT	2.00	2.00	100	2017	2017	3	100	336	
5	0166	CONC,PAVMT	0	0	8	80	640.00	UT	2.00	2.00	100	2017	2017	3	100	1,280	
6	0166	CONC,PAVMT	0	0	4	260	1,040.00	UT	2.00	2.00	100	2018	2018	3	100	2,080	
7	0327	STABLES-SM	0	0	48	42	2,016.00	UT	20.00	20.00	100	2022	2021		100	40,320	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	606,473
TOTAL MARKET OB/XF VALUE	104,331
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	850,804
SOH/AGL Deduction	0
ASSESSED VALUE	850,804
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	850,804
TOTAL JUST VALUE	850,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	861,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37340	POOL ENCL	144	10/18/2018
36897	POOL	263	06/26/2018
36521	SFR	1,298	04/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/377	6/14/2021	WD	U	I	11	100
GRANTOR: NEAL GARY W						
GRANTEE: WOLFSON DIANNA						
1440/829	6/14/2021	WD	Q	I	01	905,000
GRANTOR: NEAL GARY W						
GRANTEE: WOLFSON DIANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S2 W2 FSP= N10 W33 S26 E18 N14 E15 N2$ S2 W15 S14 W18 N14 W22 S58 E6 N1 E6 N1 E13 N2 FOP= E21 N10 W21 S10$ N10 E21 S14 FGR= S23 E2 S11 E6 S2 E18 N36 W26$ E24 N9 E4 N28 W4 N23 W2 N2$.

LAND DESCRIPTION

TOTAL OB/XF 104,331

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 01/10/2019 BY HC Total Acres: 6.40 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/16/2026 BY SYS